



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – NOVEMBER 23, 2015 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the October 26, 2015 minutes - Approval of the current Agenda.

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: November 23, 2015
ADDRESS: 1316 North Market Street — Ward: 5
ITEM: Allocation of the Haven of Grace gift of \$25,000 to the Preservation Board for a specific project in the Murphy-Blair National Register Historic District.
STAFF: Betsy Bradley, Cultural Resources Office



1316 NORTH MARKET STREET

RECOMMENDATION:

That the Preservation Board allocate the funds to the 1316 North Market Street project per the request of the Old North St. Louis Restoration Group, which will leverage it with volunteer labor to stabilize the walls and roof of the building.



RELEVANT PREVIOUS ACTION:

A Decision Memorandum (PDA-117-08-PRS) attached to the Minutes of the Planning Commission's March 4, 2009 meeting records the decision of the City of St. Louis Planning Commission in the matter of the review of the Preservation Board's denial of the demolition permit for 2619-2621 Hadley Street, a contributing resource in the Murphy-Blair National Register District. Aalco Wrecking Company, Inc. applied for the demolition permit on behalf of the property owner, Haven of Grace. The Commission's consideration of past actions of the owner and the Preservation Board resulted in a conditional reversal of the decision of the Preservation Board that allowed for the demolition of the building and required Haven of Grace to make a gift in the amount of \$25,000 to the Preservation Board with the stipulation that the Preservation Board use such gift for the purpose of stabilizing other deteriorated historic buildings located in the National Register Historic District in which the Haven of Grace facilities are located. The money is in a City account.

PROPOSAL FOR ALLOCATION:

The building demolished by the Haven of Grace was located in the Murphy-Blair Historic District. The Old North St. Louis Restoration Group (Old North) has been working in the neighborhood that encompasses this historic district for some years. Old North has had an active program to acquire and stabilize vacant and endangered buildings as funding allows. Old North requested that the fund be allocated to 1316 North Market, which is considered to be important in the North Market Place Redevelopment Area, in which 20 new homes and a dozen historic rehabilitation projects have been completed. A recent partial collapse of a side wall and the fact that the building stands between two owner occupied houses makes this building the most urgent property to address at this time.

Old North has been working on 1316 North Market since 2013 after acquiring the building from LRA in 2009 and has invested at least \$40,000 in the building to date. Old North proposes to use the \$25,000 to purchase materials and with donated labor stabilize the building by

- Removing all rotten framing and installing new beams and floor framing;
- Repairing brick parapet walls;
- Framing a new roof and installing a single-ply membrane roofing system;
- Installing gutters and downspouts;
- Installing newly framed structural walls enclosed with sheathing and house wrap
- Installing brick veneer where needed and tuckpointing the rest of the brick walls; and
- Securing all door and window openings.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Decision Memorandum and the information provided by Old North St. Louis regarding its program to stabilize historic buildings and the needs of 1316 North Market led to these preliminary findings.

- 1316 North Market is in the same historic district as 2619-2621 Hadley Street, the Murphy-Blair Historic District, listed in the National Register of Historic Places and therefore is eligible for the allocation of the stabilization fund.
- Old North St. Louis is a community development corporation that has been actively working in the district and neighborhood for many years and has a program to stabilize buildings so that they may be rehabilitated at a later date.
- Old North has been working to keep 1316 North Market stable since October 2013, after acquiring it from LRA in 2009 and has already invested considerable resources in the building.
- A recent collapse of a side wall has caused the need for another stabilization effort for the house which is quite close to occupied flanking structures.
- An estimate of the work needed and its costs, which Old North can leverage with volunteer labor, would make full use of the \$25,000 fund.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board allocate the \$25,000 to Old North St. Louis for the purpose of stabilizing 1316 North Market.



REAR VIEW



REAR OF FRONT WING



REAR WING



FAÇADE AND WEST WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: November 23, 2015
ADDRESS: 2716 Indiana Avenue
ITEM: Preliminary Review: construction of a new single-family house
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



2716 INDIANA

OWNER/DEVELOPER:

City Life/Nicholas Shapiro

ARCHITECT:

U.I.C./Sarah Gibson

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or
 2. The building to be constructed.

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example; however,

while the proposed design has a similar scale and form, it deviates from the ME in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
 1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

The applicants have provided as Model Examples front façade photos of two similar, three-bay rowhouses, but have provided no addresses.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The proposed infill building is contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

Complies. The Public Facade will face Indiana.
2. Setback
 1. New buildings shall have the same setback as adjacent buildings....

Complies.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The building's height and width are in compliance with the massing of the buildings to either side.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).

2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The building is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Partially complies. The windows of the front elevation are generally compatible with adjacent residential buildings, although they do not duplicate their details and trim, nor do they follow those of the Model Example.

However, the front façade presents a 2-story entry bay that rises to a wide wall dormer with large fixed window. The elements of this bay do not approximate the proportions of any similar elements on building in the district and the dormer design is prominent in the front façade.

The Cultural Resources staff met with the applicant, his architect and members of the Benton Park Neighborhood Association and the Benton Park Housing Corporation to discuss the project to bring the design into closer conformity with the Benton Park historic district standards. The current submission reflects the result of that meeting and both neighborhood groups are generally in support of the revisions.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entry on the Public Façade are generally in conformance with historic buildings on the block, although they do not exactly duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
 1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-

groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front elevation will be veneered in red brick and will have a substantial return on each side elevation; the side gables will also be filled with brick. The rear portion of each side facade will have cement lap siding, painted a dark gray color.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

Complies. The foundation will be painted concrete in a limestone color.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2716 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for ... new construction" and introduces contemporary design for some of the smaller elements of the building.
- Materials and exterior colors are used to establish compatibility of the contemporary design within the historic district as the design has a brick front façade and substantial brick returns; painted siding will maintain a consistency of color value on visible elevations.
- The proposed massing, scale, and proportions of the building are appropriate for its site and compatible with adjacent buildings. Despite a good deal of deviation from elements of the submitted Model Example, the design fits acceptably within the context of the block and district.

- The scale of several elements of the front façade has been reduced in the latest drawings and they are more compatible with those of the surrounding buildings.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



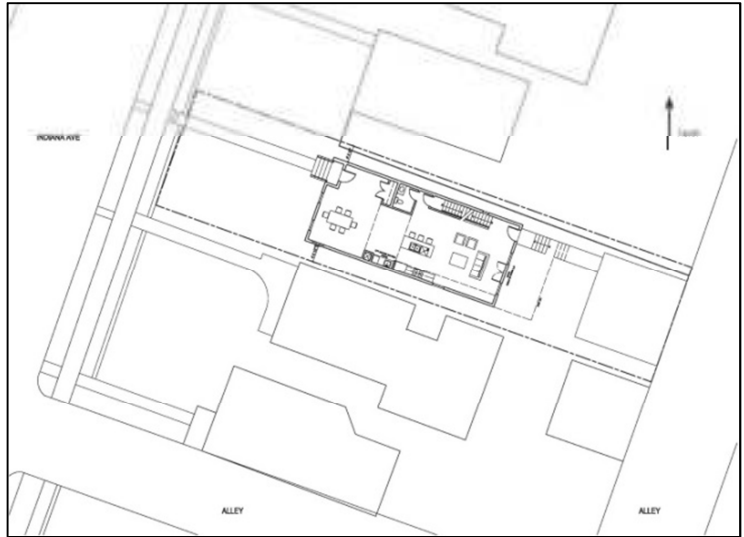
PROPOSED BUILDING IN CONTEXT WITH EXISTING FABRIC



SUBMITTED MODEL EXAMPLES



FRONT FACADE



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



SOUTH FACADE



NORTH FACADE



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

C.

DATE: November 23, 2015
ADDRESS: 2858-62 Indiana Avenue
ITEM: Preliminary Review: construction of three detached single-family houses.
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



2858-62 INDIANA

OWNER/DEVELOPER:

City Life/Nicholas Shapiro

ARCHITECT:

U.I.C./Sarah Gibson

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval for the new construction, with the stipulation final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct three single-family residences on two large vacant parcels.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

3. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

2. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 3. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 4. Of a comparable form, architectural style and use as:
 3. The building to receive the constructed or reconstructed element; or
 4. The building to be constructed.

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example; however,

while the proposed design has a similar scale and form, it deviates from the ME in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
 1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The applicants have provided as Model Examples front façade photos of two similar, three-bay rowhouses, but have provided no addresses.

The proposed infill buildings are contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

Complies. Public Facades will face Indiana.

2. Setback

1. New buildings shall have the same setback as adjacent buildings....

Complies. The setback of the block is irregular; the proposed buildings will conform to the setback of the majority of buildings on the block and will be a transition between the setback of the single-family to the north and the commercial/residential building on the corner.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The buildings' heights and widths are in compliance with the massing of most of the buildings on this block of Indiana. The block has buildings of varying scale: to the north of the project site is a 1-1/2 story house with a gambrel roof, a 2-1/2 story with mansard roof and a 3-story building. Directly south of the site is a large commercial/residential building. The height of the proposed buildings will form an appropriate transition between the differing heights of the adjacent properties.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The design is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.5 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Partially complies. The windows of the front elevation are generally compatible with adjacent residential buildings, although they do not duplicate their details and trim, nor do they follow those of the Model Example.

However, the front façade presents a 2-story entry bay that rises to a wide wall dormer with large fixed window. The elements of this bay do not approximate the proportions of any similar elements on building in the district and the dormer design is prominent the front façade.

The Cultural Resources staff met with the applicant, his architect and members of the Benton Park Neighborhood and Benton Park Housing Corporation to discuss the project to bring the design into closer conformity with the Benton Park historic district standards. The current submission reflects the result of that meeting and both neighborhood groups are generally in support of the revisions.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entries on the Public Façades are generally compatible with historic buildings on the block, although they do not duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.

3. Scored stucco and sandstone.

4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front elevation will be veneered in red brick and will have a substantial return on each side elevation; the side gables will also be filled with brick. The rear portion of each side facade will have cement lap siding, painted in a dark gray color.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;

2. Cast-in-place concrete with a stone veneer; or

3. Cast-in-place concrete, painted.

Complies. Foundations will be painted concrete in a limestone color.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

4. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2858-62 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for ... new construction" and introduces contemporary design for some of the smaller elements of the building.

- Materials and exterior colors are used to establish compatibility of the contemporary design within the historic district as the design has a brick front façade and substantial brick returns; painted siding will maintain a consistency of color value on visible elevations.
- All three buildings will be identical in design and materials, although the brick color of each building may alter slightly.
- The proposed massing, scale, and proportions of the buildings are appropriate for its site and compatible with adjacent buildings. Despite a good deal of deviation from elements of the submitted Model Example, the design fits acceptably within the context of the block and district.
- The scale of several elements of the front façade has been reduced in the latest drawings and is now more compatible with the scale of surrounding buildings.

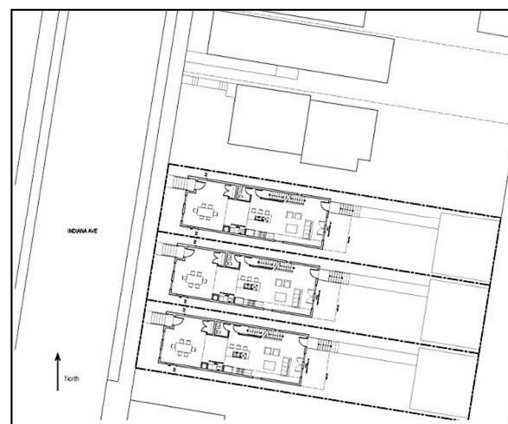
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



PROPOSED BUILDINGS IN CONTEXT WITH EXISTING FABRIC



SUBMITTED MODEL EXAMPLES



SITE PLAN WITH ADJACENT PROPERTIES



PERSPECTIVE RENDERING WITH SUGGESTED BRICK COLORS



FRONT ELEVATION



SOUTH (ABOVE) AND NORTH ELEVATIONS



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: November 23, 2015
ADDRESS: 4104-56 DeTonty Street
ITEM: Preliminary Review: construct 2 apartment buildings and four 2-family buildings
JURISDICTION: Shaw Certified Local Historic District — Ward 8
STAFF: Jan Cameron, Cultural Resources Office



4100 BLOCK OF DETONTY LOOKING WEST FROM THURMAN AVENUE

OWNER/APPLICANT:
UIC/Brent Crittenden

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the site plan and design of both building types, subject to review of final documents and materials by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct two three-story apartment buildings and four 2-family semi-detached townhouses on fourteen currently vacant parcels on the 4100 block of DeTonty Street, on the northern edge of the Shaw Neighborhood Certified Historic District.

This is the fourth proposal presented to the Board for the redevelopment of this large site.

RELEVANT LEGISLATION:

Excerpt from Shaw Historic District Ordinance #59400:

Residential Appearance and Use Standards

6. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front grade as the existing buildings in the block.

Partly complies. The proposed two-story, semi-detached townhouses (intended as Phase 2 of the project) will comply with this standard and match the average height and floor-to-ceiling heights of existing buildings on the block, which are uniform and two stories in height.

The two apartment buildings will also match floor-to-ceiling heights, but will have three stories and will not comply with this standard. While their design uses cement panels and light color to visually reduce the perceived scale of the third story, it is only partially successful as the third story is not set back, but in the same plane as the rest of the facade.

B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform set back.

Complies. Along DeTonty there is a variety of residential building types — one-, two- and four-family buildings — all sited to face the street and conform to a consistent setback. All the proposed buildings conform to the building line of the

block; the larger buildings encroach on the building line with projecting bays flanking each entry, but these extend no more than porches on adjacent historic buildings.

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or Z-Brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Partly complies. Buildings in the Shaw District with rare exceptions are brick. All buildings in the development will have a brick veneer, in a consistent color, on the front elevation. On the larger buildings, the brick will clad only the first two stories, returning approximately one-third the length of the side elevations.

The third story of each larger building, however, will be sheathed with vertical trim boards. Gabled bays will have horizontal cementitious siding. Both panels and siding will be painted. Siding, if it appears at all in the district, is limited to small architectural details; its use for an entire story is not comparable with surrounding historic buildings.

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Complies. While the project's details are contemporary in character, they reference elements of historic buildings with front gabled bays, projecting eaves and a fenestration pattern with openings that are vertical in proportion and arrayed in bays, which considerably enhance the project's compatibility with the historic fabric of the district.

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Does not comply. Roofs of the few remaining buildings on the block are flat: several have false gables or mansards at the front facade. The larger buildings will have complex hipped gables of medium pitch. Front elevations for the smaller buildings suggest that they will have side-gable roofs of moderate pitch.

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Appears to comply. The proposed roof material has not been submitted, but where visible from the street, roofs will be clad in a gray shingle.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Unable to determine at this time. Fencing is intended between the buildings and adjacent properties; its material and design have not yet been submitted.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

Appears to comply.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

Complies.

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

Unable to determine at this time.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Complies. Parking will be provided behind the larger buildings; where it extends beyond the building, it will be properly screened from view of the street.

PRELIMINARY FINDINGS AND CONCLUSION:

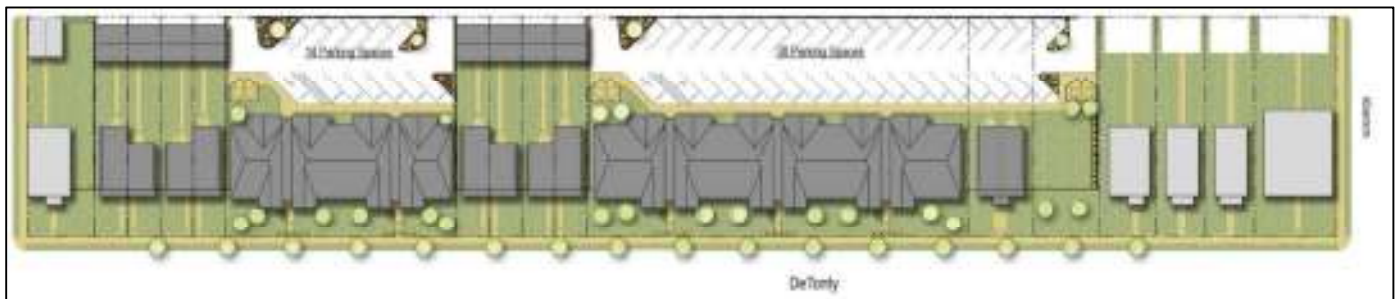
The Cultural Resources Office consideration of the criteria for new residential construction in the Shaw Neighborhood Historic District led to these preliminary findings:

- The proposed site for construction, 4104-56 DeTonty, is located in the Shaw Local Historic District.
- While the site is currently vacant, the remainder of DeTonty Avenue has a consistent and intact streetscape.
- The large site fronts on Interstate Highway 44, a location that has made redevelopment of the property difficult. Four previous projects proposed by different companies, including the present developer, have not succeeded.
- The proposed development site incorporates 14 vacant parcels for new construction; an adjacent four-family building to be rehabilitated in the future; and another vacant parcel to the west, incorporating more than three-quarters of the block; therefore to some degree the project creates its own neighborhood context.
- While the proposed new construction does replicate the setback and to some degree the arrangement of buildings in the historic district, the introduction of two large apartment buildings of three stories introduces a new scale to the block: all other properties on DeTonty are two stories, and the largest are four-family buildings, none approaching the scale of the proposed apartment buildings. The effect of the apartments' scale on the block is somewhat mitigated by the introduction of open stairs at each entrance and a change in material and color at the third story.
- The design of the houses, while contemporary in detail, references historic details and materials found within the historic district and the Standards do not prohibit contemporary design that is deemed compatible with historic buildings.
- The proposal does not comply with the standards for roof shape and only partially complies with the standard for the height of new buildings; yet as it complies with the standards in most other ways, these aspects of the design may be considered acceptable, given the conditions and location of the site.
- The project as presented is in a very preliminary phase and final exterior design details, particularly in the case of the smaller 2-family buildings, are still under consideration. The applicant is presenting the project for approval of its siting, form, scale and materials.

Based on the Preliminary Findings, the Cultural Resources Office recommends that the Preservation Board approve the proposed new construction on a preliminary basis, as the ways in which the project does not conform to all standards does not limit its overall intent to be compatible new construction in the Shaw historic district and because of the large site and difficulties of site development.



AERIAL VIEW LOOKING SOUTH



PROJECT SITE PLAN WITH ADJACENT BUILDINGS



EASTERN STREETSCAPE (LEFT TO RIGHT):
 EXISTING HOUSE AT 4100 DETONTY—TWO PROPOSED 2-FAMILY BUILDINGS—SMALLER APARTMENT BUILDING —
 2 PROPOSED 2-FAMILIES—EASTERN END OF LARGER APARTMENT BUILDING



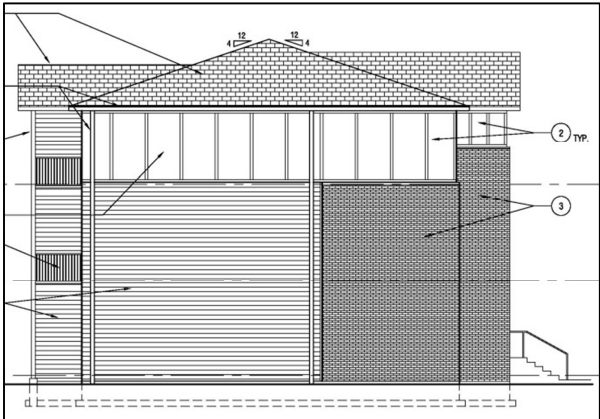
WESTERN STREETSCAPE (LEFT TO RIGHT):
 WESTERN END OF FOURTH 2-FAMILY—LARGER APARTMENT BUILDING—EXISTING HISTORIC BUILDINGS



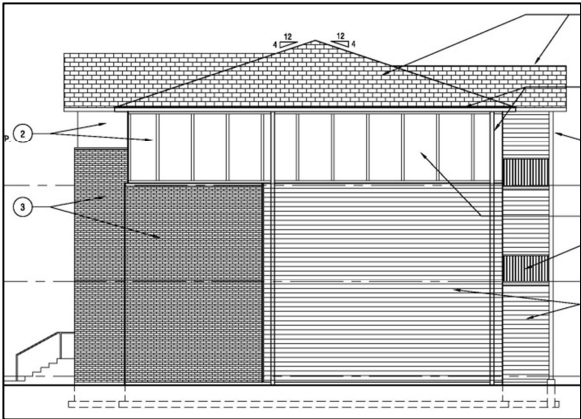
DETAIL OF APARTMENT BUILDING SHOWING EXTERIOR DESIGN AND TYPICAL ENTRY



RENDERING OF PROPOSED 2-FAMILY DESIGN



EAST ELEVATIONS OF APARTMENT BUILDINGS



WEST ELEVATIONS OF APARTMENT BUILDINGS



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

E.

DATE: November 23, 2015
ADDRESS: 4300 McPherson Avenue
ITEM: Preliminary Review: construction of a two-family house
JURISDICTION: Central West End Historic District — Ward 28
STAFF: Bob Bettis, Cultural Resources Office



4300 MCPHERSON AVENUE

OWNER/APPLICANT:

Joyce and Mark Mathis

STAFF RECOMMENDATION:

That preliminary approval granted, subject to review of final documents and materials by the Cultural Resources Office.



THE PROJECT

The applicants propose to construct a two-family residence on a single vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

NEW CONSTRUCTION OR ADDITIONS TO EXISTING RESIDENTIAL OR INSTITUTIONAL BUILDINGS:

When designing a new residential or institutional building, the height, scale, mass, and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, should be easily distinguishable from the existing historic building.

A. Height, Scale and Mass

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing low-rise buildings that form the block-face. Floor levels, water tables and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design. A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site.

A new high-rise building may exceed the average height of existing structures on the relevant block face. ...

Complies. The cornice will be at the same height as that of the two-story houses to the west; floor-to-ceiling heights will be similar.

For those portions of the historic district located in areas governed by Form Based Zoning...

Not applicable.

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited to the rear of, and if at all possible, directly behind the main building on the lot.

Complies. The new house will align with the established setback of the street along McPherson Avenue. However, the setback along North Boyle will not be strictly followed as the shape of the parcel will not allow for it. The new construction will be in front of the building line.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall

conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

Complies. The building is proposed to have brick veneer on three sides with stone trim elements. The rear of the building will have cementitious siding. The front gable will be filled with false half-timbering, following an example on another building in the district.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10% of the window area of the majority of buildings on the block.

Complies. The fenestration on the front façade is similar with the neighboring houses.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

Complies. The rear deck will not be visible from McPherson.

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Not applicable.

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

The proposed new construction does not have access to an alley. A new curb cut will be introduced on North Boyle at the rear of the site in order to access parking under the building.

H. Coordination with Form Based Zoning

When portions of the historic district are located in an area for which a form-based code has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards will be used in conjunction with these standards to review new construction within that portion of the historic district.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

- The proposed site for construction, 4300 McPherson Avenue, is located in the Central West End Local Historic District.
- The siting, scale, proportions, fenestration, details and exterior materials comply with the Standards.
- The setback along North Boyle cannot be followed due to the shape of the parcel.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the condition that final drawings and exterior materials be approved by the Cultural Resources Office.



FRONT (NORTH) ELEVATION



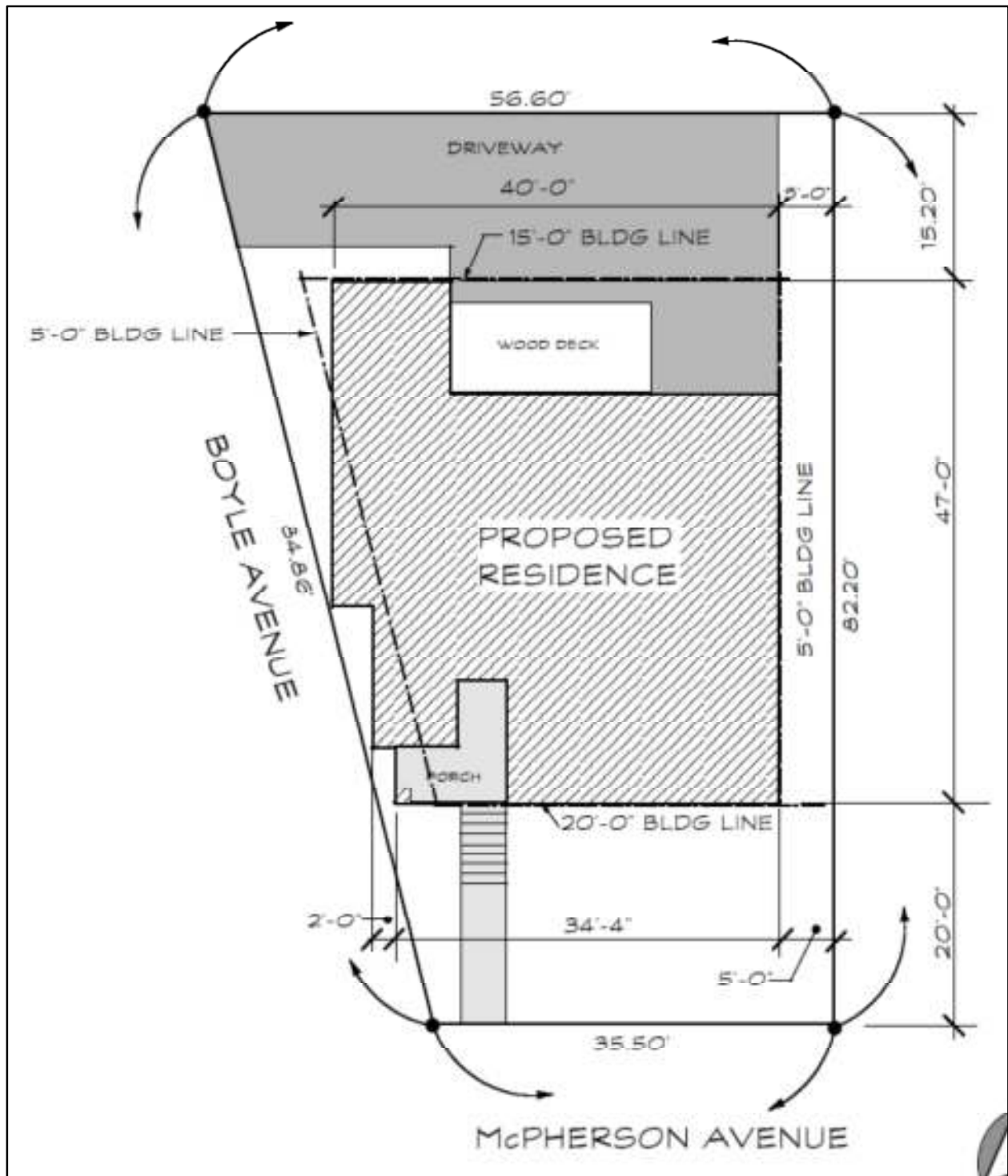
EAST ELEVATION (ALONG NORTH BOYLE)



WEST ELEVATION



SOUTH ELEVATION



SITE PLAN



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: November 23, 2015
ADDRESS: 2023 Geyer Ave
ITEM: Appeal of Director's denial to retain painting of previously unpainted brick
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2023 GEYER AVENUE

OWNER/APPLICANT

Nanette Baker

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the painting does not comply with the McKinley Heights Historic District Standards.



THE CURRENT WORK:

The Cultural Resources Office received a complaint regarding painting of unpainted brick at 2023 Geyer Avenue. The property consists of two buildings, a two-story one that has been painted for some time and a 1½-story one that had not been painted. The owner applied for a building permit upon receipt of the violation letter. The work does not comply with the McKinley Heights Historic District standards which do not allow painting of unpainted masonry. The applicant has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

ARTICLE 2: EXISTING BUILDINGS

202 EXTERIOR WALLS

202.1 Exterior Masonry Walls

Painting: Painting of unpainted masonry walls is prohibited. Masonry walls that are currently painted may be repainted. The color shall be a color resembling the underlying material.

Does not comply. The red brick house was not painted.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the McKinley Heights District standards and the specific criteria architectural details led to these preliminary findings.

- 2023 Geyer Avenue is located in the McKinley Heights Local Historic District.
- The two houses are combined. The house on the west was painted yellow prior to purchase.
- The unpainted house on the property was painted without a permit.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to retain the paint as it does not comply with the McKinley Historic Local Historic District standards.



PROPERTY IN 2011 PHOTOGRAPH



BUILDING AT RIGHT AFTER PAINTING



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

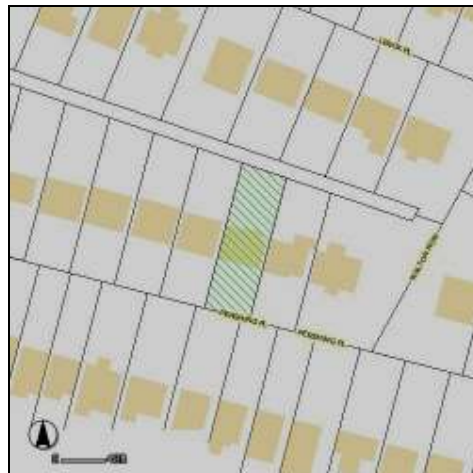
DATE: November 23, 2015
ADDRESS: 4615 Pershing Place
ITEM: Appeal of the Director's denial to construct a retaining wall
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4615 PERSHING PLACE

OWNER/APPLICANT:
William Forsyth

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The applicant has applied for a building permit to install a retaining wall in front of the house at 4615 Pershing Place, the excavation for which was started without a permit. The plan intends a reshaping of the earth terrace edge with an elaborate brick retaining wall that includes a projecting curved element and small plaza. The application was denied as the Central West End historic district standards require that original historic earth terraces shall be preserved and that no new retaining walls be constructed. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

B. Landscaping

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

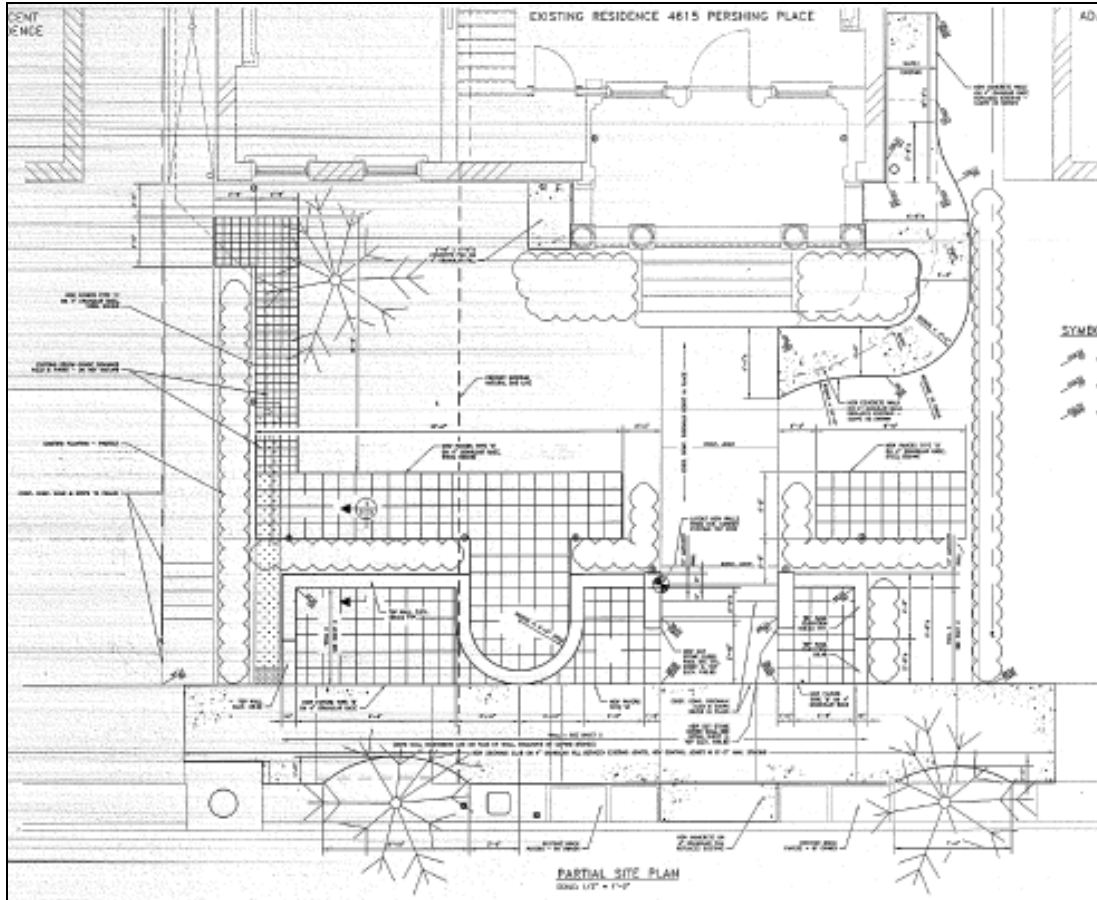
Does not comply. The proposed project would alter the original terrace and introduce a new retaining wall.

PRELIMINARY FINDINGS AND CONCLUSION:

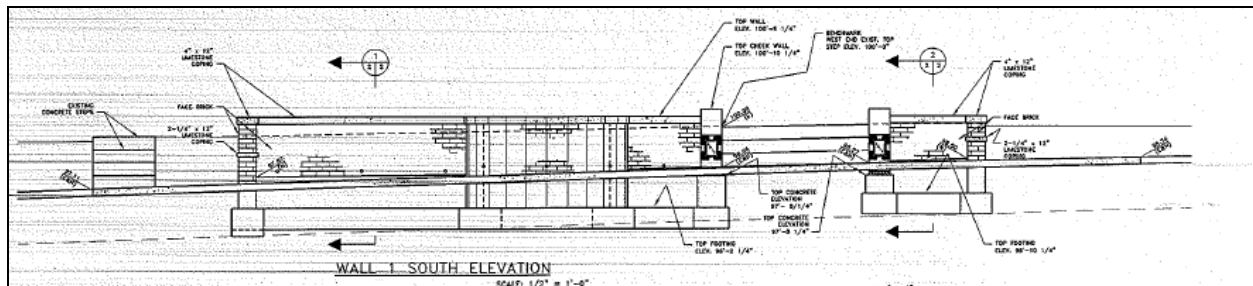
The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4615 Pershing Place is located in the Central West End Local Historic District.
- The original slope of the front terrace was not altered previously.
- Excavation was started as part of a water line replacement project and was extended as part a larger project.
- The standards do not allow for a new retaining wall to replace an earth terrace.
- The removal of the terrace slope and proposed retaining wall are part of an overall design that would replace the earth terrace and front portion of the yard with a non-historic landscape element.

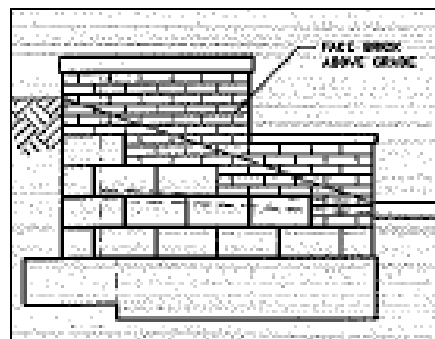
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Central West End Local Historic District standards.



PROPOSED WALL SITE PLAN



ELEVATION



TYPICAL SIDE ELEVATION



SITE PRIOR TO ALTERATION OF FRONT SLOPE